

**6B Glendower Way, Spearwood, WA 6163**

**House For Sale**

Thursday, 15 February 2024



**6B Glendower Way, Spearwood, WA 6163**

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 456 m2**

**Type: House**



John La Macchia  
0894942606

## Offers Over \$479,000

Welcome to 6B Glendower Way Spearwood! This charming 2-bedroom, 1-bathroom property is the perfect opportunity for first-time buyers, downsizers, or investors looking for a great property with so much potential, in a sought-after location. As you enter the property, you'll be greeted by a spacious living area that flows seamlessly into the dining room, providing ample space for entertaining family and friends. The internal laundry adds convenience, while the built-in robes in the bedrooms offer plenty of storage space. The property also boasts a secure carport space, ensuring your vehicle is protected from the elements PLUS MORE ROOM FOR EXTRA CARS ( with pos full rear access ). With a land area of 456 sqm, ( ZONED RES R-60 ) so there is plenty of room for outdoor activities and potential future expansions. ( Subject to WA Planning and Local government approvals, for an additional separate lot ). Enjoy the benefits of a fully fenced backyard, providing a safe space for children, Veggie patch, fruit trees and not forgetting room for your pets to play as well. The outdoor entertaining area is perfect for hosting BBQs or enjoying a quiet evening under the stars. Additionally, the ceiling insulation ensures energy efficiency and comfort throughout the year. This property is also equipped with broadband and gas services, allowing you to stay connected and enjoy the convenience of gas appliances. Located in a desirable area, this property is close to schools, parks, shopping centers, and public transport options. With easy access to major roadways, you'll have no trouble exploring all that Spearwood and its surrounding areas have to offer. Don't miss out on this fantastic opportunity! The price guide for this property is Offers Over \$479,000. Contact myself JOHN LA MACCHIA today to arrange a private inspection and secure your future in this delightful home. Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.